

Weekly Market Activity Report

A RESEARCH TOOL REFLECTING RESIDENTIAL REAL ESTATE ACTIVITY WITHIN THE 77 OFFICIALLY DEFINED CHICAGO COMMUNITY AREAS PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



For Week Ending March 4, 2017

Data current as of March 13, 2017

Tight inventory, lower affordability and higher mortgage rates continue to dominate residential real estate news, but a declining unemployment rate offers a bright spot. Employment in the construction industry had some of the largest gains. It would be great to see this increase translate into an impact on the construction of new homes for sale.

SINGLE-FAMILY DETACHED

For the week ending March 4:

- New Listings increased 13.8% to 495
- Under Contract Sales increased 11.2% to 269
- Inventory decreased 7.0% to 3,743

For the month of February:

- Median Sales Price increased 3.4% to \$185,000
- Market Time increased 1.9% to 106
- Pct of List Price Rec'd increased 0.9% to 93.8%
- Months Supply decreased 11.1% to 4.0

SINGLE-FAMILY ATTACHED

For the week ending March 4:

- New Listings decreased 9.5% to 684
- Under Contract Sales increased 2.7% to 462
- Inventory decreased 10.9% to 3,962

For the month of February:

- Median Sales Price increased 4.6% to \$298,000
- Market Time decreased 5.0% to 96
- Pct of List Price Rec'd increased 1.4% to 95.9%
- Months Supply decreased 16.1% to 2.6

Quick Facts

+ 13.8%	- 9.5%	+ 11.2%	+ 2.7%	- 7.0%	- 10.9%
Detached	Attached	Detached	Attached	Detached	Attached
Year-Over-Year Change New Listings		Year-Over-Year Change Under Contract		Year-Over-Year Change Homes for Sale	

Metrics by Week

New Listings	2
Under Contract (contingent or pending)	3
Inventory of Homes for Sale	4

Metrics by Month

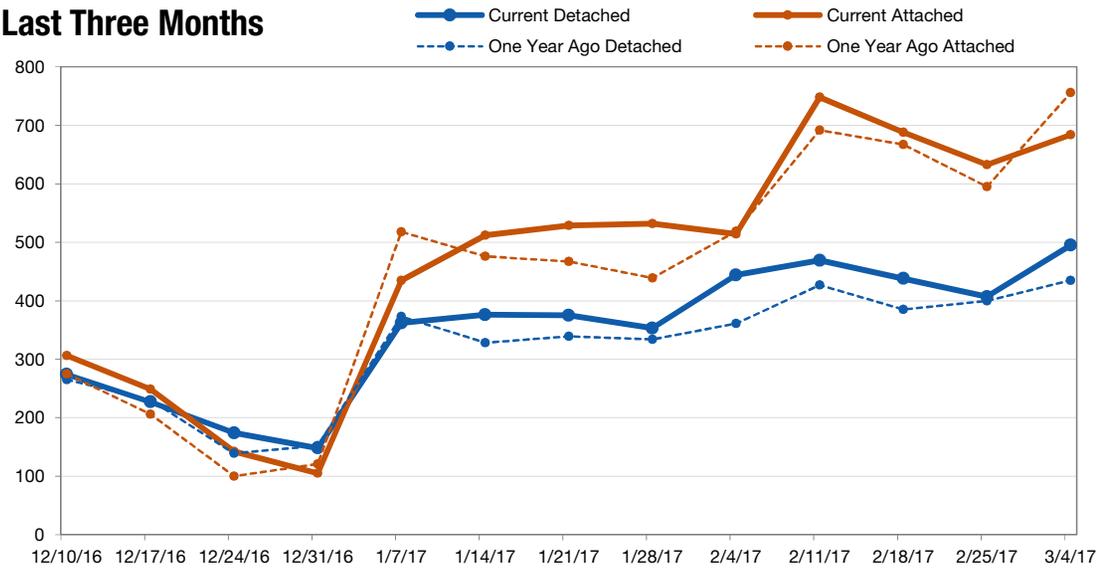
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New Listings

A count of the properties that have been newly listed on the market in a given month.

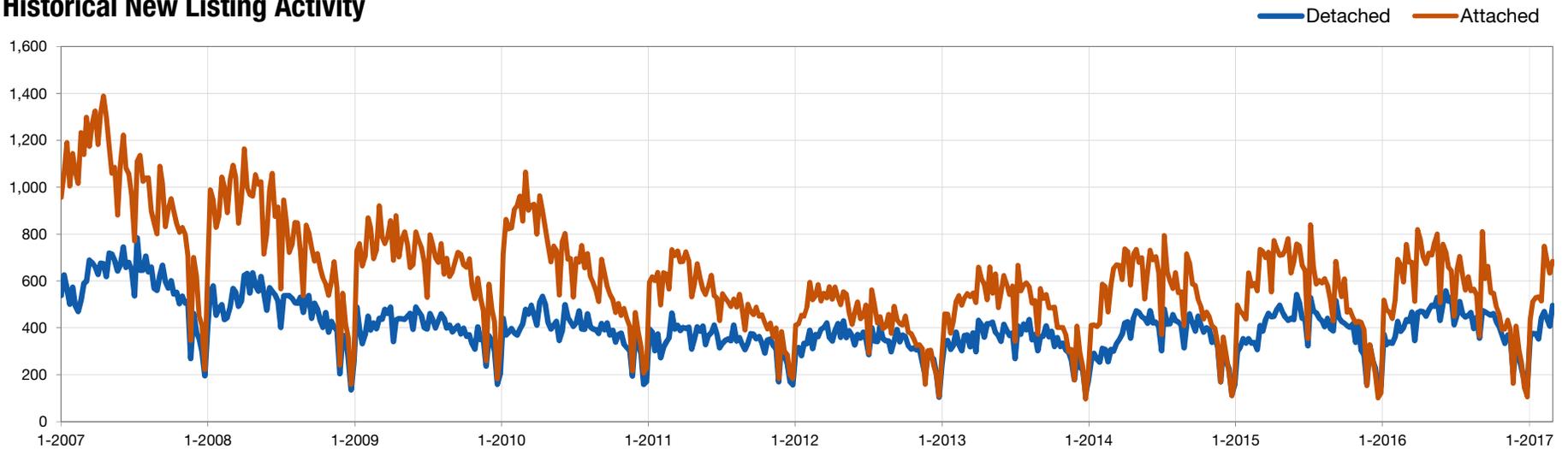


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/10/2016	274	+ 3.4%	306	+ 11.3%
12/17/2016	227	- 1.3%	249	+ 20.9%
12/24/2016	174	+ 25.2%	142	+ 42.0%
12/31/2016	148	+ 6.5%	105	+ 5.0%
1/7/2017	362	- 2.9%	435	- 16.0%
1/14/2017	376	+ 14.6%	512	+ 7.6%
1/21/2017	375	+ 10.6%	529	+ 13.3%
1/28/2017	353	+ 5.7%	532	+ 21.2%
2/4/2017	444	+ 23.0%	514	- 1.0%
2/11/2017	469	+ 9.8%	748	+ 8.1%
2/18/2017	438	+ 13.8%	688	+ 3.1%
2/25/2017	407	+ 1.8%	633	+ 6.4%
3/4/2017	495	+ 13.8%	684	- 9.5%
3-Month Avg.	349	+ 9.0%	467	+ 4.2%

Historical New Listing Activity

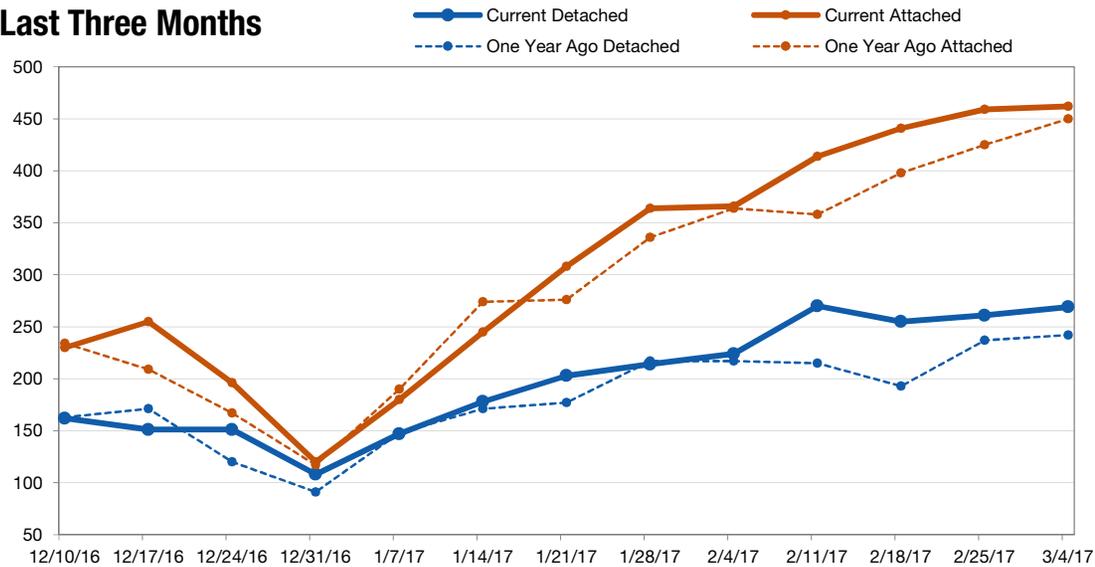


Under Contract

A count of the properties in either a contingent or pending status in a given month.

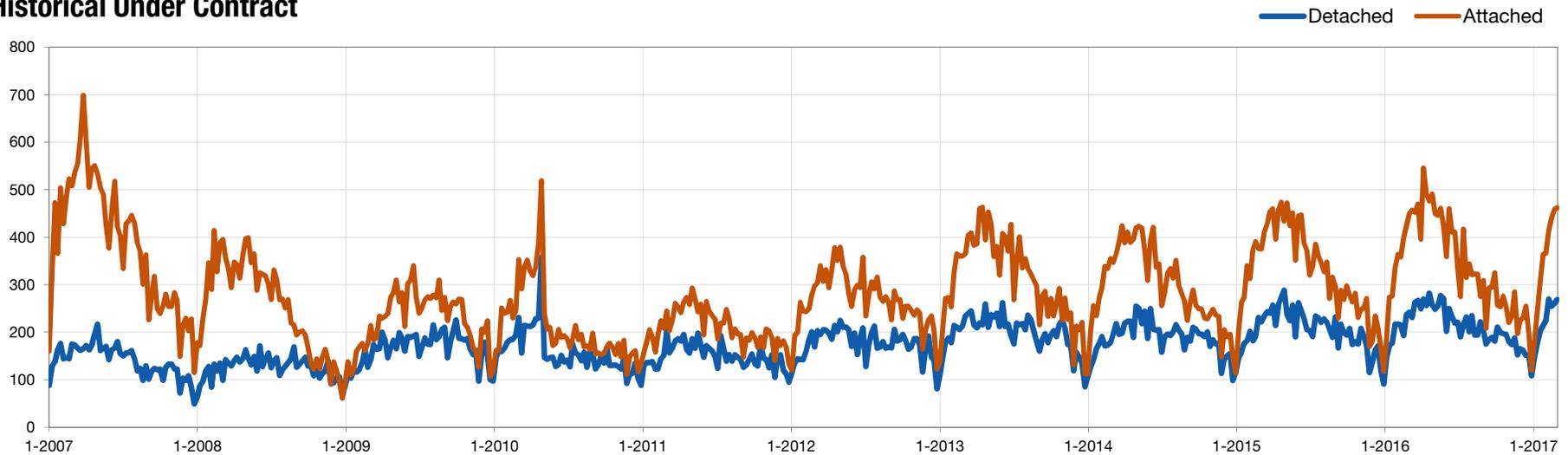


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/10/2016	162	- 0.6%	230	- 1.7%
12/17/2016	151	- 11.7%	255	+ 22.0%
12/24/2016	151	+ 25.8%	196	+ 17.4%
12/31/2016	108	- 10.0%	120	- 28.1%
1/7/2017	147	- 0.7%	180	- 5.3%
1/14/2017	178	+ 4.1%	245	- 10.6%
1/21/2017	203	+ 14.7%	308	+ 11.6%
1/28/2017	214	- 1.4%	364	+ 8.3%
2/4/2017	224	+ 3.2%	366	+ 0.5%
2/11/2017	270	+ 25.6%	414	+ 15.6%
2/18/2017	255	+ 32.1%	441	+ 10.8%
2/25/2017	261	+ 10.1%	459	+ 8.0%
3/4/2017	269	+ 11.2%	462	+ 2.7%
3-Month Avg.	199	+ 9.8%	311	+ 6.4%

Historical Under Contract

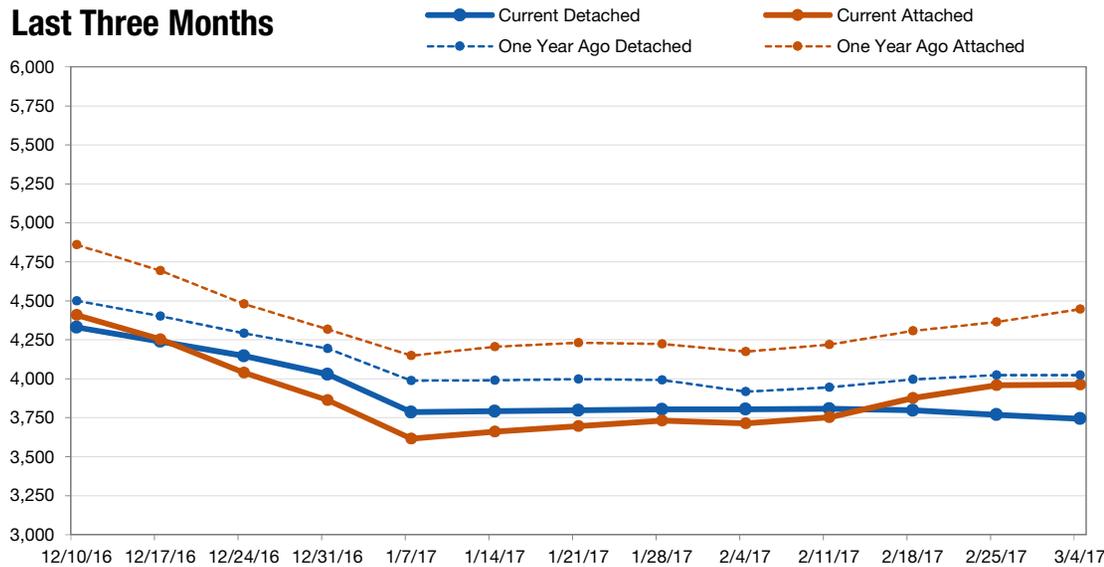


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

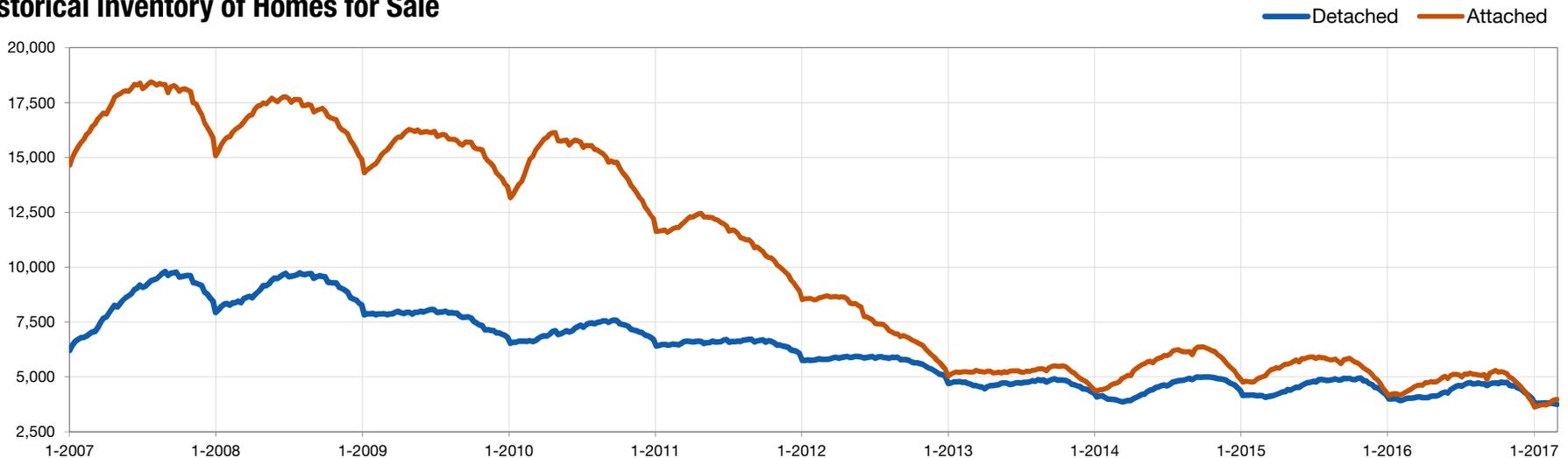


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/10/2016	4,330	- 3.8%	4,408	- 9.3%
12/17/2016	4,239	- 3.7%	4,253	- 9.4%
12/24/2016	4,146	- 3.4%	4,039	- 9.8%
12/31/2016	4,028	- 6.1%	3,863	- 13.8%
1/7/2017	3,785	- 5.1%	3,615	- 12.8%
1/14/2017	3,791	- 5.0%	3,660	- 13.0%
1/21/2017	3,797	- 5.0%	3,695	- 12.7%
1/28/2017	3,803	- 4.7%	3,732	- 11.6%
2/4/2017	3,804	- 2.9%	3,714	- 11.0%
2/11/2017	3,807	- 3.5%	3,752	- 11.1%
2/18/2017	3,797	- 5.0%	3,876	- 10.0%
2/25/2017	3,769	- 6.3%	3,959	- 9.3%
3/4/2017	3,743	- 7.0%	3,962	- 10.9%
3-Month Avg.	3,911	- 4.5%	3,887	- 10.8%

Historical Inventory of Homes for Sale

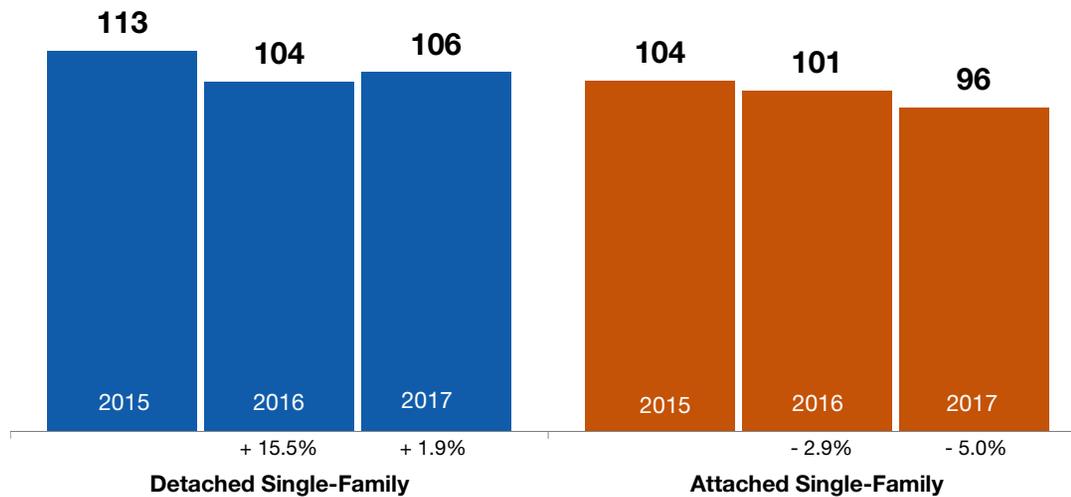


Market Time

Average number of days between when a property is listed and when an offer is accepted in a given month.

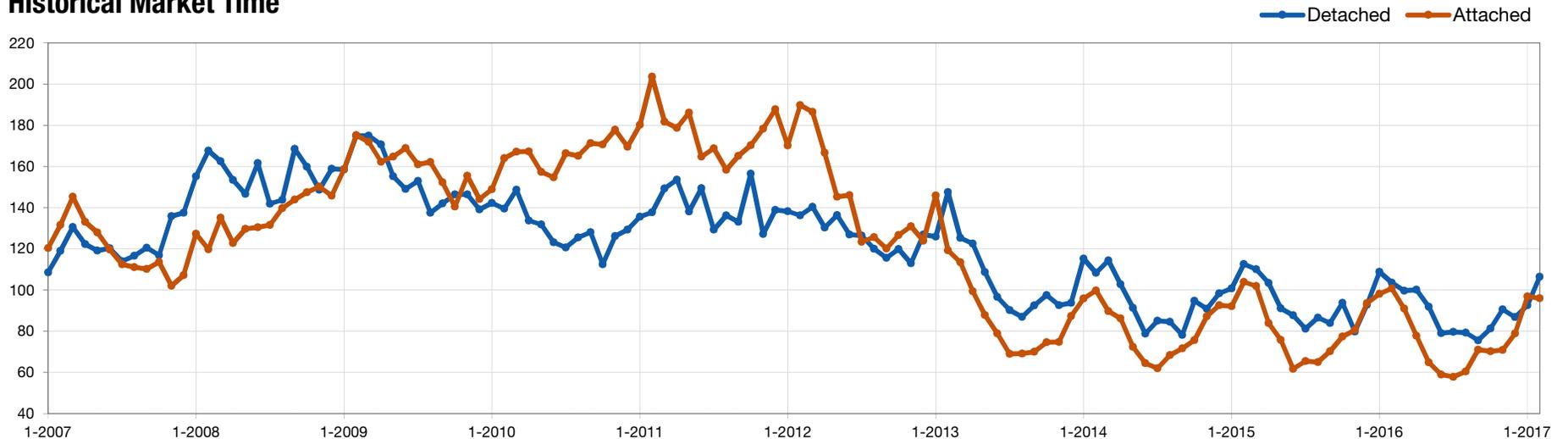


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2016	100	-9.1%	91	-10.8%
Apr-2016	100	-2.9%	78	-7.1%
May-2016	92	+1.1%	65	-14.5%
Jun-2016	79	-10.2%	59	-4.8%
Jul-2016	80	-1.2%	58	-10.8%
Aug-2016	79	-9.2%	60	-7.7%
Sep-2016	76	-9.5%	71	+1.4%
Oct-2016	81	-13.8%	70	-9.1%
Nov-2016	91	+13.8%	71	-12.3%
Dec-2016	87	-6.5%	79	-16.0%
Jan-2017	93	-14.7%	97	-1.0%
Feb-2017	106	+1.9%	96	-5.0%
Average	87	-5.4%	72	-8.2%

Historical Market Time

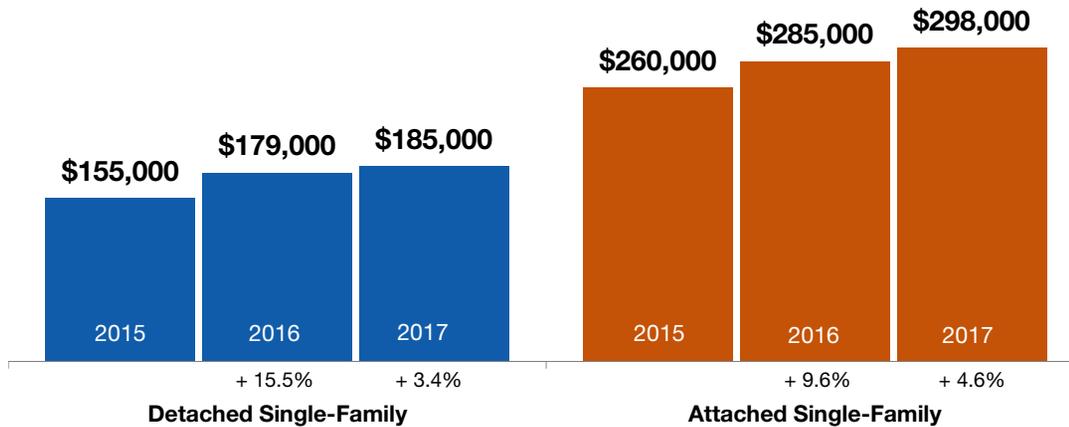


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

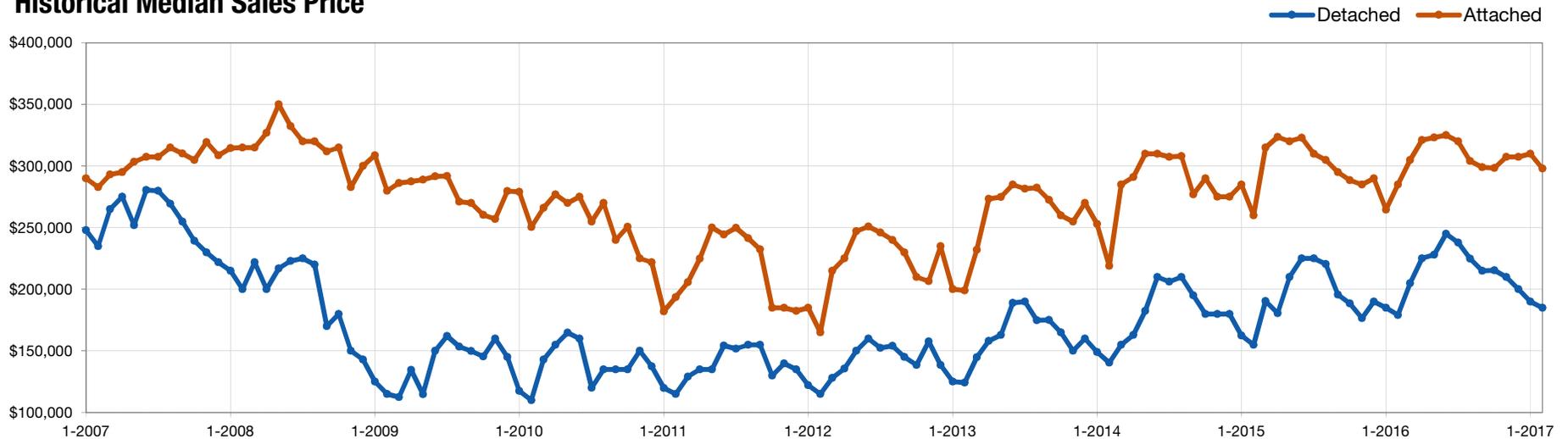


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2016	\$205,000	+ 7.6%	\$305,000	- 3.2%
Apr-2016	\$225,000	+ 24.7%	\$321,000	- 0.8%
May-2016	\$228,000	+ 8.6%	\$323,250	+ 1.0%
Jun-2016	\$245,000	+ 8.9%	\$325,000	+ 0.6%
Jul-2016	\$238,000	+ 5.8%	\$320,000	+ 3.2%
Aug-2016	\$224,900	+ 2.0%	\$304,000	- 0.3%
Sep-2016	\$215,000	+ 9.9%	\$299,000	+ 1.4%
Oct-2016	\$215,500	+ 14.3%	\$298,500	+ 3.5%
Nov-2016	\$210,000	+ 19.0%	\$307,500	+ 7.9%
Dec-2016	\$200,000	+ 5.3%	\$307,500	+ 6.0%
Jan-2017	\$190,000	+ 2.7%	\$310,000	+ 17.2%
Feb-2017	\$185,000	+ 3.4%	\$298,000	+ 4.6%
Median	\$219,000	+ 10.6%	\$311,000	+ 2.0%

Historical Median Sales Price

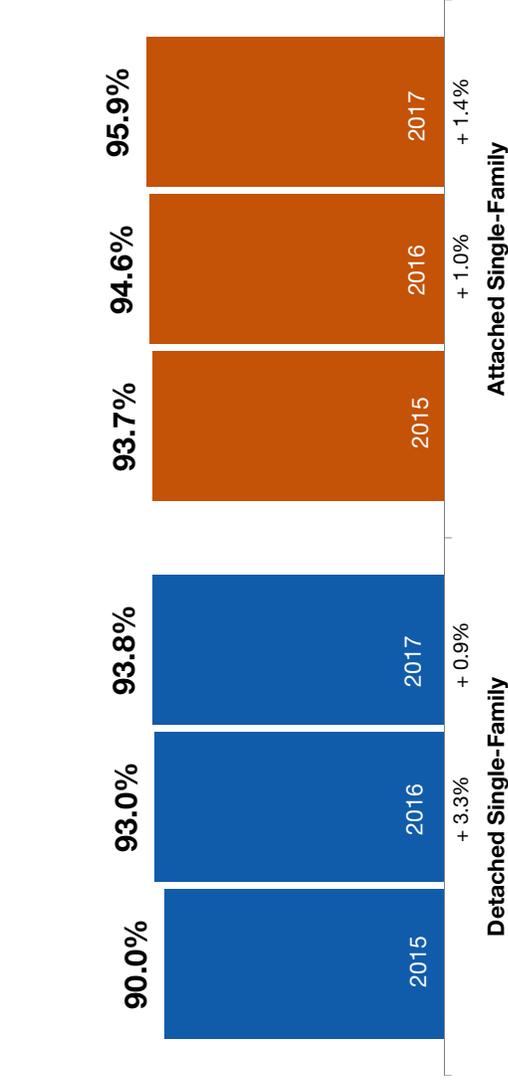


Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

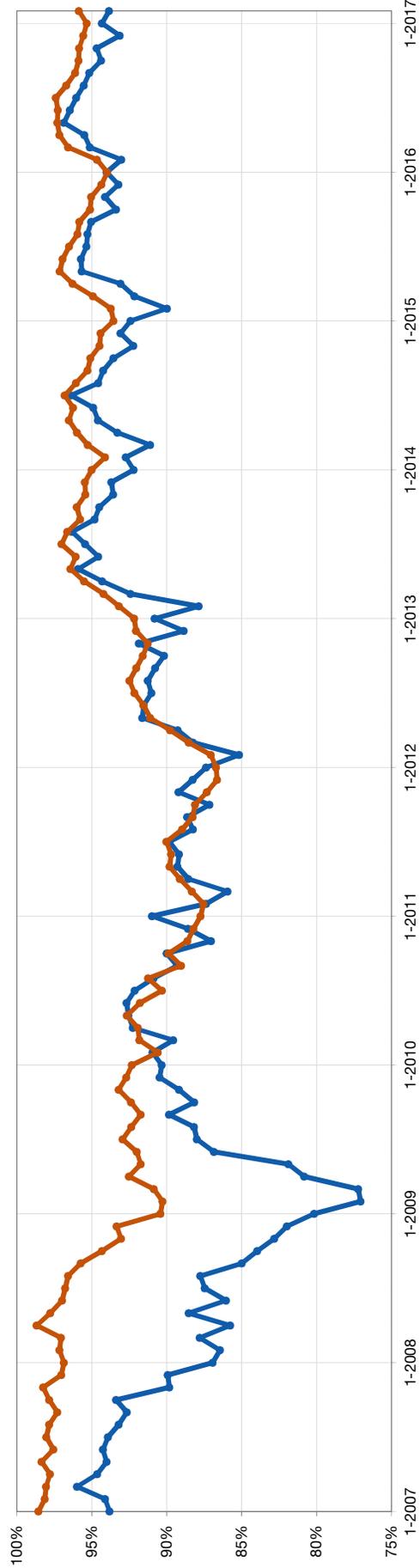


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2016	95.1%	+ 3.3%	96.6%	+ 1.8%
Apr-2016	95.5%	+ 2.6%	97.2%	+ 0.9%
May-2016	96.9%	+ 1.3%	97.3%	+ 0.2%
Jun-2016	96.5%	+ 0.8%	97.3%	+ 0.4%
Jul-2016	96.0%	+ 0.6%	97.4%	+ 0.9%
Aug-2016	95.5%	+ 0.2%	96.7%	+ 0.8%
Sep-2016	95.2%	+ 0.2%	96.1%	+ 0.3%
Oct-2016	94.4%	+ 1.1%	95.9%	+ 0.8%
Nov-2016	94.7%	+ 0.6%	95.8%	+ 0.8%
Dec-2016	93.1%	- 0.1%	95.6%	+ 1.3%
Jan-2017	94.3%	+ 0.3%	95.3%	+ 1.4%
Feb-2017	93.8%	+ 0.9%	95.9%	+ 1.4%
Average	95.2%	+ 1.0%	96.6%	+ 0.8%

Historical Percent of Original List Price Received

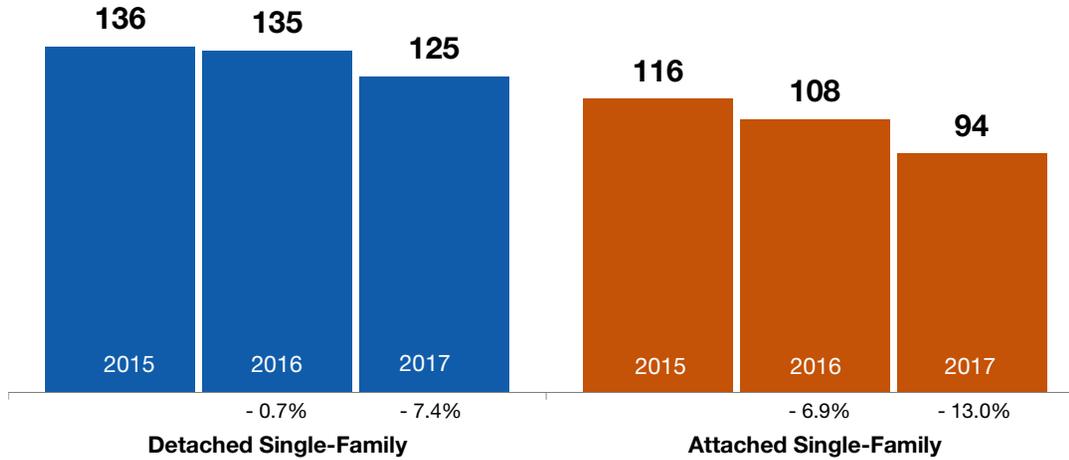


Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

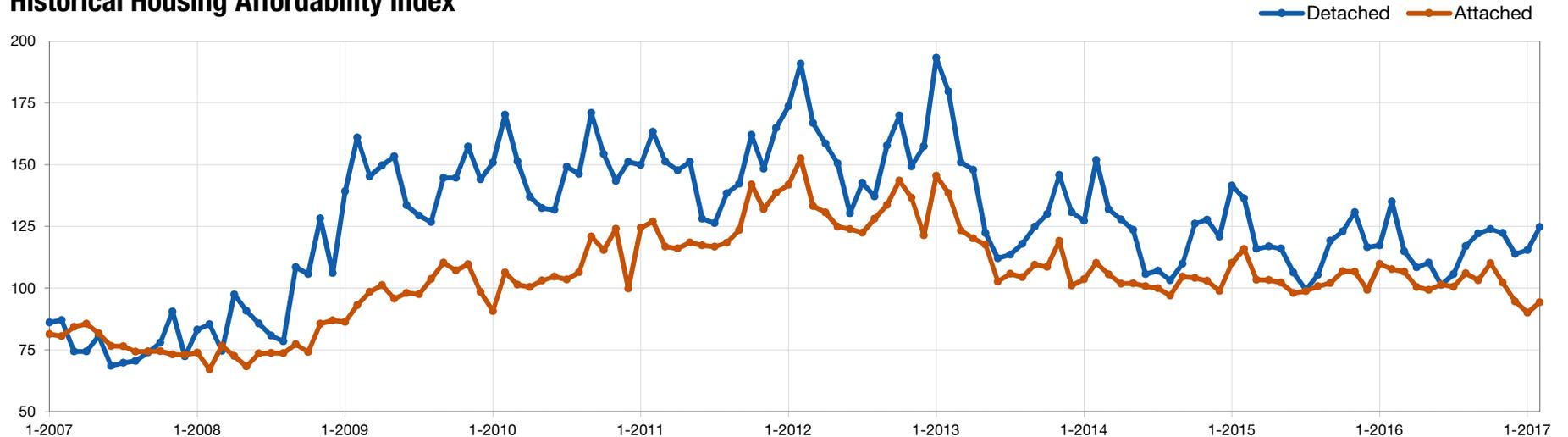


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2016	115	-0.9%	107	+3.9%
Apr-2016	108	-7.7%	100	-2.9%
May-2016	110	-5.2%	99	-2.9%
Jun-2016	101	-4.7%	101	+3.1%
Jul-2016	106	+7.1%	100	+1.0%
Aug-2016	117	+11.4%	106	+5.0%
Sep-2016	122	+2.5%	103	+1.0%
Oct-2016	124	+0.8%	110	+2.8%
Nov-2016	122	-6.9%	102	-4.7%
Dec-2016	114	-2.6%	95	-4.0%
Jan-2017	115	-1.7%	90	-18.2%
Feb-2017	125	-7.4%	94	-13.0%
Average	115	-1.3%	101	-2.4%

Historical Housing Affordability Index

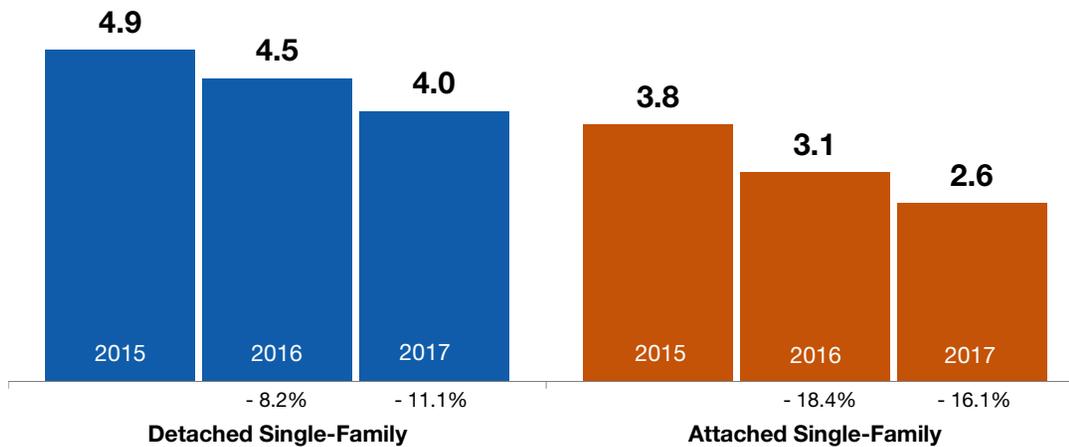


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2016	4.5	- 10.0%	3.3	- 17.5%
Apr-2016	4.6	- 9.8%	3.2	- 23.8%
May-2016	4.7	- 11.3%	3.4	- 20.9%
Jun-2016	5.0	- 9.1%	3.4	- 19.0%
Jul-2016	5.2	- 5.5%	3.5	- 16.7%
Aug-2016	5.1	- 7.3%	3.4	- 17.1%
Sep-2016	5.2	- 5.5%	3.6	- 12.2%
Oct-2016	5.1	- 7.3%	3.4	- 10.5%
Nov-2016	4.8	- 5.9%	3.1	- 11.4%
Dec-2016	4.2	- 6.7%	2.5	- 13.8%
Jan-2017	4.1	- 6.8%	2.5	- 13.8%
Feb-2017	4.0	- 11.1%	2.6	- 16.1%
Average	4.7	- 8.3%	3.2	- 16.4%

Historical Months Supply of Inventory

